

759 Knutsford Road  
Latchford  
Warrington  
Cheshire WA4 1JY

Tel 01925 417091  
Email [info@howellandco.co.uk](mailto:info@howellandco.co.uk)

[www.howellandco.co.uk](http://www.howellandco.co.uk)



## 17 Canterbury Street, Warrington, WA4 1BU

**£950 PCM**

**FABULOUS MID TERRACED HOUSE, TWO BEDROOMS, IMMACULATE THROUGHOUT, TWO RECEPTION ROOMS, FIRST FLOOR BATHROOM, SOUGHT AFTER LOCATION, ENCLOSED REAR YARD, VIEWING RECOMMENDED!**

We are delighted to offer this fabulous mid terraced house which is presented to a high standard and benefits from Upvc double glazing and gas central heating. Briefly comprises: Entrance hallway, two reception rooms, attractive open plan dining kitchen with a built in double oven and hob, first floor landing, two double bedrooms and a bathroom/w.c. Externally the property has an enclosed paved rear yard with gate access and brick built store. Viewing recommended.



### ENTRANCE HALLWAY

Accessed via a Upvc double glazed front door, stairs leading to the first floor accommodation.

### SNUG

12'0" x 9'4" (3.67m x 2.85m)



With a Upvc double glazed window to the front elevation, wood laminate flooring, opening through to the lounge.

### LOUNGE

13'1" x 13'0" (3.99m x 3.96m)



Good sized family lounge with wood laminate flooring, coved ceiling, Upvc double glazed window to the rear elevation, opening through to the dining area.

### DINING AREA

10'1" x 5'8" (3.08m x 1.73m)



Open plan to the kitchen with wall light points, inset ceiling spot lighting, ceramic tiled floor, Upvc double glazed door opening to the rear yard, Velux window.

### KITCHEN

10'1" x 5'11" (3.08m x 1.80m)



Fitted with a range of wall and base units incorporating a 1 1/2 bowl stainless steel sink unit with mixer tap, built in stainless steel double oven and gas hob, plumbed for a washing machine, part tiled walls, ceramic tiled floor, inset ceiling spot lighting, Upvc double glazed window to the rear elevation.

### MASTER BEDROOM

11'6" x 13'0" (3.50m x 3.96m)



Good sized master bedroom with coved ceiling, Upvc double glazed window to the front elevation.

### BEDROOM TWO

13'2" x 9'5" (4.02m x 2.86m)



Second double bedroom with a Upvc double glazed window to the rear elevation, coved ceiling, loft access.

### BATHROOM/W.C



Fitted with a three piece bathroom suite in white comprising: Pedestal wash hand basin, low level w.c and panelled bath with shower and glass screen, part tiled walls, inset ceiling spot lighting, Upvc double glazed window to the rear elevation.

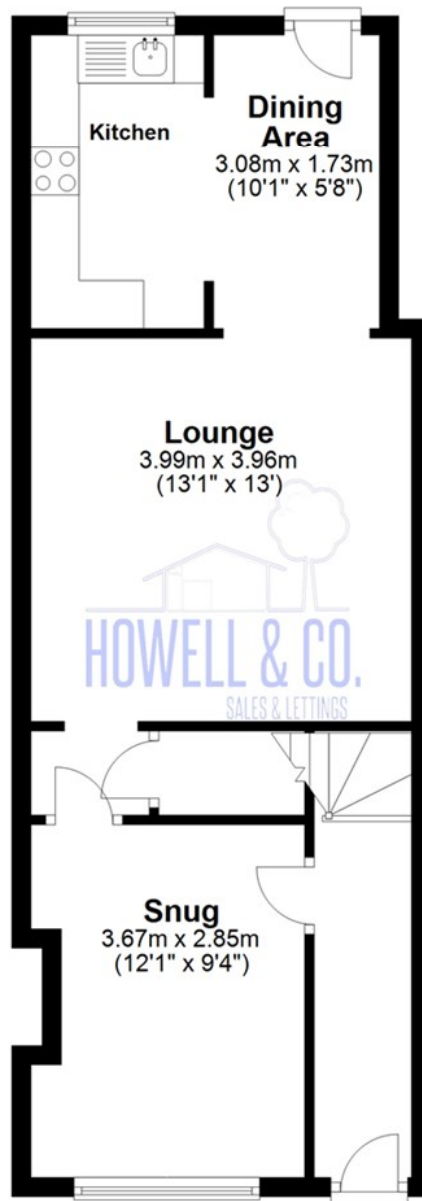
### OUTSIDE



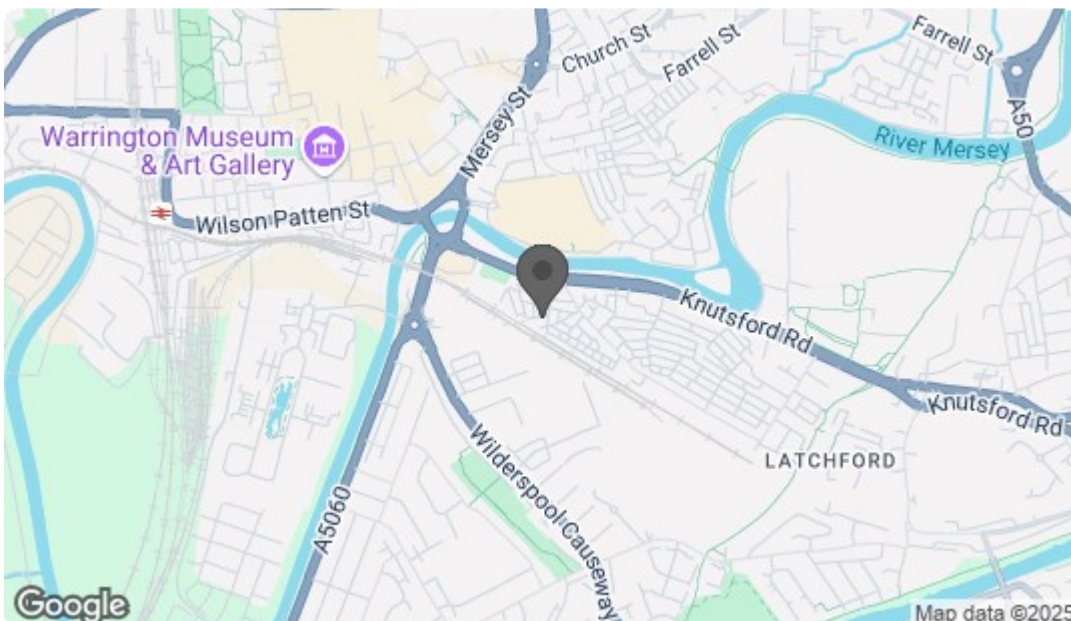
Externally the property has an enclosed paved rear yard area with gate access and brick built store.

## Ground Floor

Approx. 45.0 sq. metres (484.2 sq. feet)



Total area: approx. 85.1 sq. metres (916.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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